

A DECLARATORY RESOLUTION designating an "Economic Revitalization Area" under I.C. 6-1.1-12.1 for property commonly known as 3101 Maumee Avenue, Fort Wayne, Indiana 46802. (OmniSource Corporation)

WHEREAS, Petitioner has duly filed its petition dated June 14, 1995 to have the following described property designated and declared an "Economic Revitalization Area" under Section 153.02 of the Municipal Code of the City of Fort Wayne, Indiana, of 1993, as amended, and I.C. 6-1.1-12.1, to wit:

Attached hereto as "Exhibit A" as if a part herein;  
and

WHEREAS, said project will retain 37 full-time jobs with a current payroll of \$1,135,271 and will create 15 permanent jobs for a total additional annual payroll of \$315,000, with the average current annual job salary being \$30,683; and the new additional annual job salary being \$21,000;

WHEREAS, the total estimated project cost is \$3,255,944; and

WHEREAS, it appears the said petition should be processed to final determination in accordance with the provisions of said Division 6.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL OF THE CITY OF FORT WAYNE, INDIANA:

SECTION 1. That, subject to the requirements of Section 6, below, the property hereinabove described is hereby designated and declared an "Economic Revitalization Area" under I.C. 6-1.1-12.1. Said designation shall begin upon the effective date of the Confirming Resolution referred to in Section 6 of this Resolution and shall continue for two (2) years thereafter. Said

1 designation shall terminate at the end of that two (2) year  
2 period.

3 **SECTION 2.** That, upon adoption of the Resolution:

- 4 (a) Said Resolution shall be filed with the Allen County  
5 Assessor;
- 6 (b) Said Resolution shall be referred to the Committee on  
7 Finance and shall also be referred to the Department of  
8 Economic Development requesting a recommendation from  
9 said department concerning the advisability of  
10 designating the above designated area an "Economic  
11 Revitalization Area";
- 12 (c) Common Council shall publish notice in accordance with  
13 I.C. 6-1.1-12.1-2.5 and I.C. 5-3-1 of the adoption and  
14 substance of this resolution and setting this  
15 designation as an "Economic Revitalization Area" for  
16 public hearing;
- 17 (d) If this Resolution involves an area that has already  
18 been designated an allocation area under I.C. 36-7-14-  
19 39, then the Resolution shall be referred to the Fort  
20 Wayne Redevelopment Commission and said designation as  
21 an "Economic Revitalization Area" shall not be finally  
22 approved unless said Commission adopts a Resolution  
23 approving the petition.

24 **SECTION 3.** That, said designation of the hereinabove  
25 described property as an "Economic Revitalization Area" shall  
26 apply to a deduction of the assessed value of personal property  
27 for new manufacturing equipment.

28 **SECTION 4.** That, the estimate of the number of individuals  
29 that will be employed or whose employment will be retained and  
30 the estimate of the annual salaries of those individuals and the  
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1 estimate of the value of new manufacturing equipment, all  
2 contained in Petitioner's Statement of Benefits, are reasonable  
3 and are benefits that can be reasonably expected to result from  
4 the proposed described installation of new manufacturing  
5 equipment.

6 **SECTION 5.** That, the current year approximate tax rates for  
7 taxing units within the City would be:

- 8 (a) If the proposed new manufacturing equipment is not  
9 installed, the approximate current year tax rates for  
10 this site would be \$8.9246/\$100.  
11  
12 (b) If the proposed new manufacturing equipment is  
13 installed and no deduction is granted, the approximate  
14 current year tax rate for the site would be  
15 \$8.9246/\$100 (the change would be negligible).  
16  
17 (c) If the proposed new manufacturing equipment is  
18 installed and a deduction percentage of eighty percent  
19 (80%) is assumed, the approximate current year tax rate  
20 for the site would be \$8.9246/\$100 (the change would be  
21 negligible).  
22

23 **SECTION 6.** That, this Resolution shall be subject to being  
24 confirmed, modified and confirmed, or rescinded after public  
25 hearing and receipt by Common Council of the above described  
26 recommendations and resolution, if applicable.  
27


28 **SECTION 7.** That, pursuant to I.C. 6-1.1-12.1, it is hereby  
29 determined that the deduction from the assessed value of the new  
30 manufacturing equipment shall be for a period of five (5) years.

31 **SECTION 8.** That, the benefits described in the Petitioner's  
32 Statement of Benefits can be reasonably expected to result from  
the project and are sufficient to justify the applicable  
deductions.

1                   **SECTION 9.** That, this Resolution shall be in full force and  
2 effect from and after its passage and any and all necessary  
3 approval by the Mayor.  
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7 Member of Council  
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10 APPROVED AS TO FORM AND LEGALITY  
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13 J. Timothy McCaulay, City Attorney  
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Read the first time in full and on motion by Miss Jantz, seconded by \_\_\_\_\_, and duly adopted, read the second time by title and referred to the Committee on Finance (and the City Plan Commission for recommendation) and Public Hearing to be held after due legal notice, at the Common Council Conference Room 128, City-County Building, Fort Wayne, Indiana, on \_\_\_\_\_, the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_\_ M., E.S.T.

DATED: 7-25-95

Sandra E. Kennedy  
SANDRA E. KENNEDY, CITY CLERK

Read the third time in full and on motion by Miss Jantz, seconded by \_\_\_\_\_, and duly adopted, placed on its passage. PASSED LOST by the following vote:

	AYES	NAYS	ABSTAINED	ABSENT
TOTAL VOTES	<u>7</u>			<u>2</u>
BRADBURY	<u>✓</u>			
EDMONDS				<u>✓</u>
GiaQUINTA	<u>✓</u>			
HENRY	<u>✓</u>			
LONG	<u>✓</u>			
LUNSEY	<u>✓</u>			
RAVINE	<u>✓</u>			
SCHMIDT	<u>✓</u>			
TALARICO				<u>✓</u>

DATED: 7-25-95.

Sandra E. Kennedy  
SANDRA E. KENNEDY, CITY CLERK

Passed and adopted by the Common Council of the City of Fort Wayne, Indiana, as (ANNEXATION) \_\_\_\_\_ (APPROPRIATION) \_\_\_\_\_ (GENERAL) \_\_\_\_\_ (SPECIAL) \_\_\_\_\_ (ZONING) \_\_\_\_\_ ORDINANCE RESOLUTION NO. R-4295 on the 25th day of July, 1995

ATTEST:

(SEAL)

Sandra E. Kennedy  
SANDRA E. KENNEDY, CITY CLERK

Don J. Schmitter  
PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the 26th day of July, 1995, at the hour of 3:00 o'clock P. M., E.S.T.

Sandra E. Kennedy  
SANDRA E. KENNEDY, CITY CLERK

Approved and signed by me this 28th day of July, 1995, at the hour of 4:00 o'clock P. M., E.S.T.

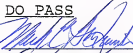


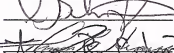
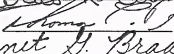
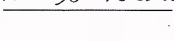
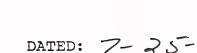


Paul Helmke  
PAUL HELMKE, MAYOR

BILL NO. R-95-07-21

REPORT OF THE COMMITTEE ON  
FINANCE  
THOMAS C. HENRY - CHAIR  
MARK E. GIAQUINTA - VICE CHAIR  
ALL COUNCIL MEMBERS

WE, YOUR COMMITTEE ON FINANCE TO WHOM WAS  
REFERRED AN (~~ORDINANCE~~) (RESOLUTION) designating "Economic  
Revitalization Area" (OmniSource Corporation)  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

HAVE HAD SAID (~~ORDINANCE~~) (RESOLUTION) UNDER CONSIDERATION  
AND BEG LEAVE TO REPORT BACK TO THE COMMON COUNCIL THAT SAID  
(~~ORDINANCE~~) (RESOLUTION) \_\_\_\_\_

<u>DO PASS</u>	<u>DO NOT PASS</u>	<u>ABSTAIN</u>	<u>NO REC</u>
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DATED: 7-25-95

Sandra E. Kennedy  
City Clerk

Maumee River

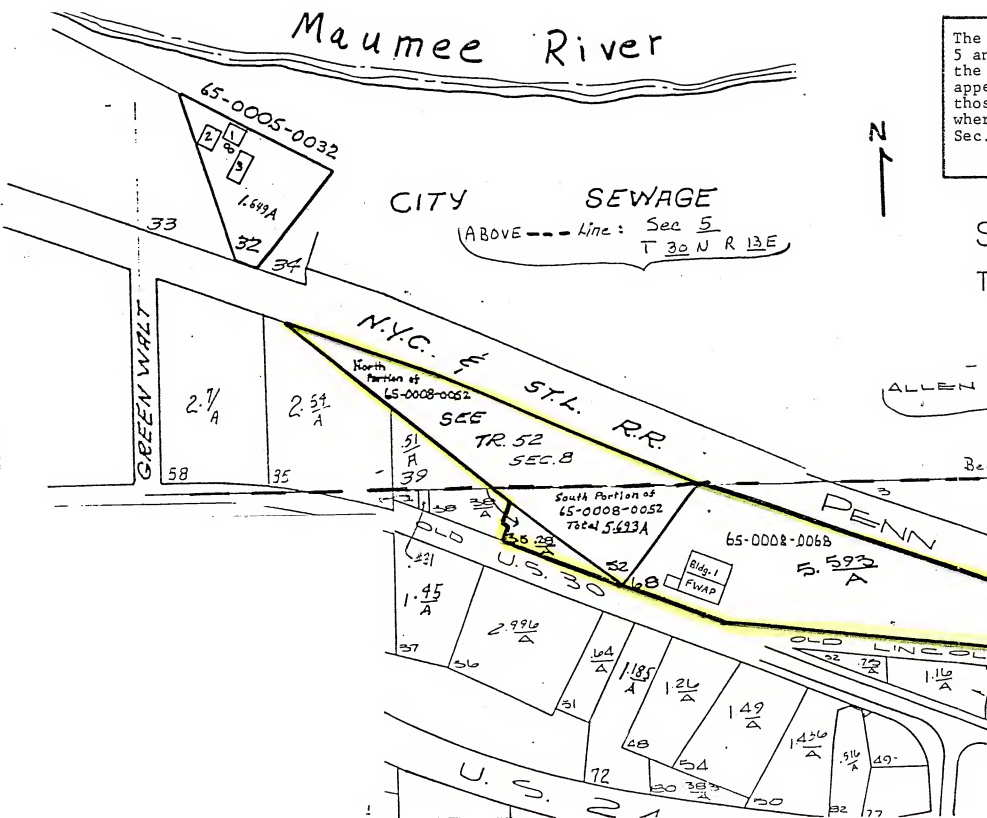


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## Plant 2

### Key Numbers

65-0008-0037	65-0008-0045
91-0064-1002	91-0064-1004
91-0064-1005	91-3186-0020
91-3186-0024	91-3186-0026
91-3311-0001	91-3311-0004
91-3311-0067	91-3311-0070
91-3311-0073	91-3311-0074
91-3311-0075	91-3311-0076
91-3311-0114	91-3311-0118
91-3311-0119	91-3311-0121
91-3311-0122	91-3311-0153
91-3311-0154	91-3311-0158
91-3311-0192	





## MEMORANDUM

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TO: Common Council Members

FROM: Karen A. Lee  
Economic Development Specialist, Department of Economic Development

DATE: July 25, 1995

SUBJECT: Personal Property Tax Abatement Application dated June 14, 1995 for OmniSource Corporation  
Address: 3101 Maumee Avenue, Fort Wayne, Indiana 46802

### Background

**Description of Product or Service Provided by Company:** Sort and precess Ferrous and Non Ferrous scrap metal though a Resource Recovery System.

**Description of Project:** Would like to purchase several pieces of equipment.

Average Annual Wage:	\$21,000	Total Project Cost:	\$3,255,944
Number of Full Time Jobs to be Created:	15	Councilmanic District:	1st
Number of Part Time Jobs to be Created:	0	Existing Zoning of Site:	M3

### **Project is Located Within a:**

Designated Downtown Area:	Yes__ No <u>x</u>	Redevelopment Area:	Yes__ No <u>x</u>
Urban Enterprise Area:	Yes__ No <u>x</u>	Platted Industrial Park:	Yes__ No <u>x</u>

### Effect of Passage of Tax Abatement

Will allow for the creation of 15 full-time positions.

### Effect of Non-Passage of Tax Abatement

Project will not take place resulting in lost jobs in the community.

**Staff Recommendation**

Per the established policy of the Department of Economic Development, the following recommendations are made:

1. Designation as an "Economic Revitalization Area" should be granted.
2. Designation should be limited to a term of two years/retro active 1993 to 1995.
3. The period of deduction should be limited to five (5) years.

Signed: Karen A. Lee Title Economic Development Specialist

Comments

DIRECTOR: [Signature]

**FOR STAFF USE ONLY:**

Declaratory Passed 19  
 Confirmatory Passed 19  
 FT Jobs Currently \_\_\_\_\_  
 PT Jobs Currently \_\_\_\_\_  
 \$ \_\_\_\_\_ Current Average Annual Salary

FT Jobs to be Created \_\_\_\_\_  
 PT Jobs to be Created \_\_\_\_\_  
 \$ \_\_\_\_\_ Avg Annual Salary of all New Jobs  
 FT Jobs to be Retained \_\_\_\_\_  
 PT Jobs to be Retained \_\_\_\_\_  
 \$ \_\_\_\_\_ Avg Annual Salary of all Retained Jobs

**ECONOMIC REVITALIZATION AREA APPLICATION  
 CITY OF FORT WAYNE, INDIANA**

**APPLICATION IS FOR:**

Real estate key no.: see Attached

(Check appropriate box[es] below)

☐ Real Estate Improvements ..... Total cost of improvements: \_\_\_\_\_

☒ Personal Property (New Manufacturing Equipment) ... Total cost of improvements: 3,255,944

**TOTAL OF ABOVE IMPROVEMENTS:** 3,255,944

**GENERAL INFORMATION:**

Applicant's name: OmniSource Corporation Telephone: (219) 422-5541

Name of applicant's business: Same

Address of applicant: 1610 N. Calhoun Street  
Fort Wayne, IN 46808

Address of property to be designated: 3101 Maumee Avenue

Name of business to be designated, if applicable: \_\_\_\_\_

**Contact person:**

Name: Jennifer Wilson Telephone: (219) 422-5541

Address: 1610 N. Calhoun Street, Fort Wayne, IN 46808

☐ Yes ☒ No Do you plan to request state or local assistance to finance public improvements?

☐ Yes ☒ No Will the proposed project have any adverse environmental impact?

Describe: \_\_\_\_\_

Describe the product or service to be produced or offered at the project site?

The sorting and processing of Ferrous and Non Ferrous scrap metal through a Resource  
Recovery System. We are involved in disposing of solid waste by converting it to  
other useful products as defined by IC 6-1.1-12.1.

In order to be considered an Economic Revitalization Area, Indiana Law requires that the area be undesirable of normal development. What evidence can be provided that the property on which the project is located has become undesirable for, or impossible of, normal development and occupancy because of age, lack of development, cessation of growth, deterioration of improvements or character of occupancy, obsolescence, substandard buildings or other factors which have impaired values or prevent a normal development of property or use of property or is an area where a facility or a group of facilities that are technologically, economically, or energy obsolete are located and where the obsolescence may lead to a decline in employment and tax revenues?

The location has already been designated part of the Urban Enterprise Zone. There is  
a lack of development in the area and what is developed is approaching obsolescence.

The surrounding properties are blighted and no new investment in the properties has  
been made for several years. Generally there has been no increase in the assessed  
values of the surrounding properties.

REAL ESTATE ABATEMENT

Complete this section of the application only if requesting a deduction from assessed value for real estate improvements

Describe any structure(s) that is/are currently on the property:

Describe the condition of the structure(s) listed above:

Describe improvements to be made to property to be designated:

Start and stop dates for project:

Current land assessment:\$ Current improvements assessment:\$

Current total real estate assessment:\$

Most recent annual property tax bill on property to be designated:\$

What is the anticipated first year tax savings attributable to this designation? \$

How will you use these tax savings?

PERSONAL PROPERTY ABATEMENT

Complete this section of the application only if you are requesting a deduction from assessed value for installation of new manufacturing equipment.

Describe the new manufacturing equipment to be installed at the project site: Resource Recovery System property placed in service after March 1, 1993 and before March 2, 1995 including water treatment system, cranes, magnets, bobcats, forklifts, loaders, conveyors, drag tanks, crusher, etc. \*

Equipment purchase start & stop dates: 3/2/93 - 3/1/95 Equipment installation start and stop dates: 3/2/93 - 3/1/95

Current personal property assessment:\$1,630,018 Most recent annual personal property tax bill:\$1,409,945 Assessed Value

What is the anticipated first year tax savings attributable to this designation? \$18,100 How will you use these tax savings? To further develop the business in this area.

PUBLIC BENEFIT INFORMATION

Permanent full-time and part-time employment by the applicant in Fort Wayne?

Current: 37 Full-time - Part-time Average annual salary of all: \$30,683

Current annual area payroll:\$1,135,271

Number of permanent full-time and part-time employees to be created or retained as a result of this project?

\*\* Created: 15 Full-time N/A Part-time Average annual salary of all: \$21,000

Retained: 37 Full-time N/A Part-time Average annual salary of all: \$30,683

When do you anticipate reaching the above levels of employment? N/A

Additional annual area payroll as a result of this project:\$ N/A

Types of jobs to be created as a result of this project? N/A

Annual salaries of all jobs to be created/retained from this project?

High \$ N/A Low \$ N/A Average \$ N/A

The amount of solid waste that will be converted to useful products by the above mentioned equipment is 120,000 ton ferrous & 84,000,000 pounds non ferrous scrap metal annually.

NOTE \* Amendment to the definition of "new manufacturing equipment" at IC 6-1.1-12.1-1(3).

\*\* Not required for Resource Recovery System property per IC 6-1.1-12.1-4.5.

Check the boxes below if the jobs to be created will provide the listed benefits:

☐ Pension Plan

☐ Tuition Reimbursement

☐ Major Medical Plan

☐ Life Insurance

☐ Disability Insurance

List any benefits not mentioned above:

Will your company use any of the following employment and training agencies to recruit/train new employees? If so, please check the appropriate boxes:

☐ Anthony Wayne Services

☐ Benito Juarez Center

☐ Catholic Charities of Fort Wayne

☐ Community Action of Northeast Indiana, Inc.

☐ Fort Wayne Rescue Mission

☐ Fort Wayne Urban League, Inc.

☐ Fort Wayne Womens Bureau

☐ Indiana Department of Commerce

☐ Indiana Department of Public Welfare

☐ Indiana Dept of Employment & Training Services

☐ Indiana Institute of Technology

☐ Indiana Purdue University at Fort Wayne

☐ Indiana Vocational Rehabilitation Services

☐ IVY Tech

☐ JobWorks

☐ Lutheran Social Services, Inc.

☐ Wayne Township Trustee

## EXHIBITS

The following exhibits must be attached to the application.

1. Full legal description of property. (Property tax bill legal descriptions are not sufficient.)
2. Check for application fee made payable to the City of Fort Wayne.

<u>Project Cost</u>	<u>Fee</u>
\$0 to 250,000	\$ 500
\$250,001 to 1,000,000	\$ 700
\$1,000,001 and over	\$1,000

3. Owner's Certificate (if applicant is not the owner of property to be designated).

I hereby certify that the information and representation on this application and attached exhibits are true and complete and that no building permit has been issued for construction of improvements, nor has any manufacturing equipment which is a part of this application been purchased and installed as of the date of filing of this application.

Jennifer R. Wilson  
Signature of Applicant

6/14/95  
Date

**STATEMENT OF BENEFITS**

State Form 27167 (R4 / 10-93)

Form SB - 1 is prescribed by the State Board of Tax Commissioners, 1989

**FORM  
SB - 1****INSTRUCTIONS:**

1. This statement must be submitted to the body designating the economic revitalization area prior to the public hearing if the designating body requires information from the applicant in making its decision about whether to designate an Economic Revitalization Area. Otherwise this statement must be submitted to the designating body BEFORE a person installs the new manufacturing equipment, or BEFORE the redevelopment or rehabilitation of real property if which the person wishes to claim a deduction. A statement of benefits is not required if the area was designated an ERA prior to July 1, 1987 and the "project" was planned and committed to by the applicant, and approved by the designating body, prior to that date. "Projects" planned or committed to after July 1, 1987 and areas designated after July 1, 1987 require a STATEMENT OF BENEFITS. (IC 6-1.1-12.1)
2. Approval of the designating body (City Council, Town Board, County Council, etc.) must be obtained prior to initiation of the redevelopment or rehabilitation or prior to installation of the new manufacturing equipment, BEFORE a deduction may be approved.
3. To obtain a deduction, Form 322 ERA, Real Estate Improvements and / or Form 322 ERA / PP, New Machinery, must be filed with the county auditor. With respect to real property, Form 322 ERA must be filed by the later of: (1) May 10; or (2) thirty (30) days after a notice of increase in real property assessment is received from the township assessor. Form 322 ERA / PP must be filed between March 1 and May 15 of the assessment year in which new manufacturing equipment becomes assessable, unless a filing extension has been obtained. A person who obtains a filing extension must file the form between March 1 and June 14 of that year.
4. Property owners whose Statement of Benefits was approved after July 1, 1991 must submit Form CF - 1 annually to show compliance with the Statement of Benefits. (IC 6-1.1-12.1-5.6)

SECTION 1 TAXPAYER INFORMATION	
Name of taxpayer OmniSource Corporation	
Address of taxpayer (street and number, city, state and ZIP code) 1610 N. Calhoun Street, Fort Wayne, IN 46808	
Name of contact person Jennifer Wilson	Telephone number (219) 422-5541

SECTION 2 LOCATION AND DESCRIPTION OF PROPOSED PROJECT	
Name of designating body Fort Wayne Common Council	Resolution number Not yet Assigned
Location of property 3101 Maumee Avenue, Fort Wayne, IN 46803	County Allen
Description of real property improvements and / or new manufacturing equipment to be acquired (use additional sheets if necessary) Resource Recovery System property placed in service after March 1, 1993 and before March 1, 1995. (See attached listing)	Taxing district Fort Wayne - Wayne
	Estimated starting date March 2, 1993
	Estimated completion date March 1, 1995

SECTION 3 ESTIMATE OF EMPLOYEES AND SALARIES AS RESULT OF PROPOSED PROJECT					
Current number 37	Salaries 1,135,271	Number retained 37	Salaries 1,135,271	Number additional 15	Salaries 315,000

SECTION 4 ESTIMATED TOTAL COST AND VALUE OF PROPOSED PROJECT				
NOTE: Pursuant to IC 6-1.1-12.1-5.1 (d) (2) the COST of the property is confidential.	Real Estate Improvements		Machinery	
	Cost	Assessed Value	Assessed Value	Assessed Value
Current values			15,572,669	1,630,016
Plus estimated values of proposed project			3,255,944	434,126
Less values of any property being replaced				
Net estimated values upon completion of project			18,828,613	2,064,142

SECTION 5 OTHER BENEFITS PROMISED BY THE TAXPAYER
The amount of solid waste to be converted to useful products by the above mentioned Resource Recovery System equipment is 120,000 ton ferrous and 84,000,000 pounds non ferrous scrap metal annually.

SECTION 6 TAXPAYER CERTIFICATION		
I hereby certify that the representations in this statement are true.		
Signature of authorized representative Jennifer K. Wilson	Title Asst. Treas.	Date signed (month, day, year) 6/14/95

# FOR USE OF THE DESIGNATING BODY

We have reviewed our prior actions relating to the designation of this economic revitalization area and find that the applicant meets the general standards adopted in the resolution previously approved by this body. Said resolution, passed under IC 6-1.1-12.1-2.5, provides for the following limitations as authorized under IC 6-1.1-12.1-2.

- A. The designated area has been limited to a period of time not to exceed \_\_\_\_\_ calendar years \* (see below). The date this designation expires is \_\_\_\_\_.
- B. The type of deduction that is allowed in the designated area is limited to:
1. Redevelopment or rehabilitation of real estate improvements; ☐ Yes ☐ No
  2. Installation of new manufacturing equipment; ☐ Yes ☐ No
  3. Residentially distressed areas ☐ Yes ☐ No
- C. The amount of deduction applicable for new manufacturing equipment installed and first claimed eligible for deduction after July 1, 1987, is limited to \$ \_\_\_\_\_ cost with an assessed value of \$ \_\_\_\_\_.
- D. The amount of deduction applicable to redevelopment or rehabilitation in an area designated after September 1, 1988 is limited to \$ \_\_\_\_\_ cost with an assessed value of \$ \_\_\_\_\_.
- E. Other limitations or conditions (specify) \_\_\_\_\_
- F. The deduction for new manufacturing equipment installed and first claimed eligible for deduction after July 1, 1991 is allowed for: ☐ 5 years ☐ 10 years

Also we have reviewed the information contained in the statement of benefits and find that the estimates and expectations are reasonable and have determined that the totality of benefits is sufficient to justify the deduction described above.

Approved: Signature and title of authorized member <i>Don J. Schneider</i>	Telephone number 1-201-427-1208	Date signed (month, day, year) 7-25-95
Attested by: <i>Andrea E. Kennedy</i>	Designated body <i>Carmel Council</i>	

\* If the designating body limits the time period during which an area is an economic revitalization area, it does not limit the length of time a taxpayer is entitled to receive a deduction to a number of years designated under IC 6-1.1-12.1-4 or 4.5. Namely: (see tables below)

NEW MANUFACTURING EQUIPMENT		
For Deductions Allowed Over A Period Of:		
Year of Deduction	Five (5) Year Percentage	Ten (10) Year Percentage
1st	100%	100%
2nd	95%	95%
3rd	80%	90%
4th	65%	85%
5th	50%	80%
6th		70%
7th		55%
8th		40%
9th		30%
10th		25%

REDEVELOPMENT OR REHABILITATION OF REAL PROPERTY IMPROVEMENT			
For Deductions Allowed Over A Period Of:			
Year of Deduction	Three (3) Year Deduction	Six (6) Year Deduction	Ten (10) Year Deduction
1st	100%	100%	100%
2nd	66%	85%	95%
3rd	33%	66%	80%
4th		50%	65%
5th		34%	50%
6th		17%	40%
7th			30%
8th			20%
9th			10%
10th			5%

Admn. Appr. \_\_\_\_\_

DIGEST SHEET

TITLE OF ORDINANCE Declaratory Resolution

DEPARTMENT REQUESTING ORDINANCE Department of Economic Development

SYNOPSIS OF ORDINANCE OmniSource is requesting a tax abatement which  
would allow them to purchase several pieces of equipment.

EFFECT OF PASSAGE Will allow for the creation of fifteen (15)  
positions.

EFFECT OF NON-PASSAGE Lost revenue in the community

MONEY INVOLVED (DIRECT COSTS, EXPENDITURES, SAVINGS) \_\_\_\_\_

ASSIGNED TO COMMITTEE (PRESIDENT) Donald J. Schmidt